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BAY WEST DEVELOPMENT

GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

PDZ APPLICATION SUBMITTAL
OCTOBER 12, 2017

PROJECT INFORMATION

PROJECT DESCRIPTION

PLANNED DEVELOPMENT REZONING FROM COMMERCIAL PEDESTRIAN (CP), VIA THE SAN JOSE "SIGNATURE PROJECT" PROCESS, TO ALLOW FOR 200,000 GROSS SQUARE FEET OF MIXED USE OFFICE AND RETAIL, 447 UNITS OF TRANSIT-ORIENTED RESIDENTIAL, AND A PUBLICLY-ACCESSIBLE OUTDOOR SPACE THAT CONNECTS SOUTH BASCOM AVE TO THE GATEWAY STATION VTA STOP.

PROJECT DATA

PROJECT ADDRESS: 1410 S BASCOM AVE, SAN JOSE, CA 95128

ASSESSOR'S PARCEL NUMBER: 282-26-011 and 282-26-012

EXISTING GENERAL PLAN DESIGNATION: NCC (NEIGHBORHOOD COMMUNITY COMMERCIAL)

CURRENT URBAN VILLAGE PLAN DESIGNATION: URBAN COMMERCIAL

EXISTING ZONING DESIGNATION: CP (COMMERCIAL PEDESTRIAN)

PROPOSED USE: MIXED USE (OFFICE, RETAIL, TRANSIT-ORIENTED RESIDENTIAL)

GROSS SITE AREA (WITHIN PROPERTY LINE): 278,580 SF (6.40 ACRES)

NET SITE AREA: 272,075 SF (6.25 ACRES)
RIGHT OF WAY DEDICATION (8'-0" AT BASCOM AVE): 6,505 SF (.15 ACRES)

PROPOSED FAR: (498,112 SF RESIDENTIAL + 200,000 SF OFFICE) / 272,075 SF (NET SITE AREA) = 2.57 FAR

PROPOSED SITE COVERAGE:

BUILDINGS: 157,030 SF
LANDSCAPE/ HARDSCAPE/ CIRCULATION: 121,550 SF

REQUIRED PARKING:

OFFICE: (1/250 SF) = 800 SPACES
RESIDENTIAL: 631 SPACES

PROPOSED PARKING:

OFFICE: (1/333 SF) = 600 SPACES
RESIDENTIAL: 631 RESIDENTIAL + 36 GUEST SPACES

SETBACK REQUIREMENTS:

FRONT YARD: 12' MINIMUM, 18' ENCOURAGED, TAKEN FROM EDGE OF CURB, PER THE URBAN VILLAGE PLAN

PROVIDING: 18'-0" (10'-0" SIDEWALK + 8'-0" FROM PROPERTY LINE = 18'-0")

REAR YARD INTERIOR & CORNER: 25'-0", PER THE CITY OF SAN JOSE TITLE 20, TABLE 20-100

PROVIDING: 33'-6" (26'-0" EVA + 2'-6" FENCE + 5'-0" SIDEWALK)

SIDE YARD INTERIOR & CORNER: NONE, PER THE CITY OF SAN JOSE TITLE 20, TABLE 20-100

PROVIDING: 33'-6" (26'-0" EVA + 2'-6" FENCE + 5'-0" SIDEWALK)

HEIGHT LIMITS:

UP TO 150'-0" (FAR UP TO 8.0 - URBAN COMMERCIAL), PER THE URBAN VILLAGE PLAN

PROVIDING: 106'-0" TO TOP OF MECH. SCREENING (AND 74'-0" TO LAST OCCUPIED FLOOR)

RESIDENTIAL UNIT BREAKDOWN:

UNITS:

TOTAL UNITS: 447 UNITS
TOTAL NET DENSITY (DU/AC): 119.7
TOTAL UNIT AREA (GSF): 364,564 GSF
TOTAL AVERAGE UNIT SIZE (GSF): 816 GSF

UNIT SUMMARY (447 TOTAL UNITS):

STUDIOS: 66 UNITS (15%)
1 BEDROOMS: 262 UNITS (59%)
2 BEDROOMS: 119 UNITS (27%)

PROJECT DIRECTORY

ARCHITECT

WRNS STUDIO
501 SECOND STREET
SUITE 402
SAN FRANCISCO, CA 94107
415-489-2242

KTOY

1814 FRANKLIN ST
SUITE #400
OAKLAND, CA 94612
510-272-2910

TRAFFIC

FEHR & PEERS
100 PRINGLE AVE
SUITE 600
WALNUT CREEK, CA 94596
925-930-7100

PARKING

WATRY DESIGN, INC.
2099 GATEWAY PLACE
SUITE 550
SAN JOSE, CA 95110
408-392-7900

DEVELOPER

BAY WEST DEVELOPMENT
2 HENRY ADAMS STREET
SUITE #450
SAN FRANCISCO CA 94103
415.602.8128

LANDSCAPE

GLS LANDSCAPE/ARCHITECTURE
2677 MISSION ST
SUITE 200
SAN FRANCISCO, CA 94110
415-285-3614

CIVIL

CBG, INC.
2633 CAMINO RAMON
SUITE 350
SAN RAMON, CA 94583
925-866-0322

DRAWING SHEET INDEX

| | |
|------------|--|
| 00 GENERAL | |
| G-000 | COVER |
| G-001 | DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO |
| G-002 | EXISTING SITE PHOTOS |
| 3 | |

| | |
|----------|-------------------------------------|
| 01 CIVIL | |
| C-100 | GENERAL DEVELOPMENT PLAN (LAND USE) |
| C-101 | SITE PLAN (CONCEPTUAL) |
| C-102 | GRADING & DRAINAGE PLAN |
| C-103 | STORMWATER CONTROL PLAN |
| 4 | |

| | |
|------------------------------|---|
| 02 ARCHITECTURAL & LANDSCAPE | |
| A-100 | PRECEDENT IMAGERY - OFFICE |
| A-101 | PRECEDENT IMAGERY - RESIDENTIAL |
| A-102 | PRECEDENT IMAGERY - LANDSCAPE |
| A-200 | SITE PLAN (ILLUSTRATIVE) |
| A-201 | CIRCULATION PLAN (ILLUSTRATIVE) |
| A-202 | PODIUM PLAN (ILLUSTRATIVE) |
| A-300 | SITE SECTIONS |
| A-301 | CONCEPTUAL SECTION - RESIDENTIAL BUILDING A |
| 8 | |



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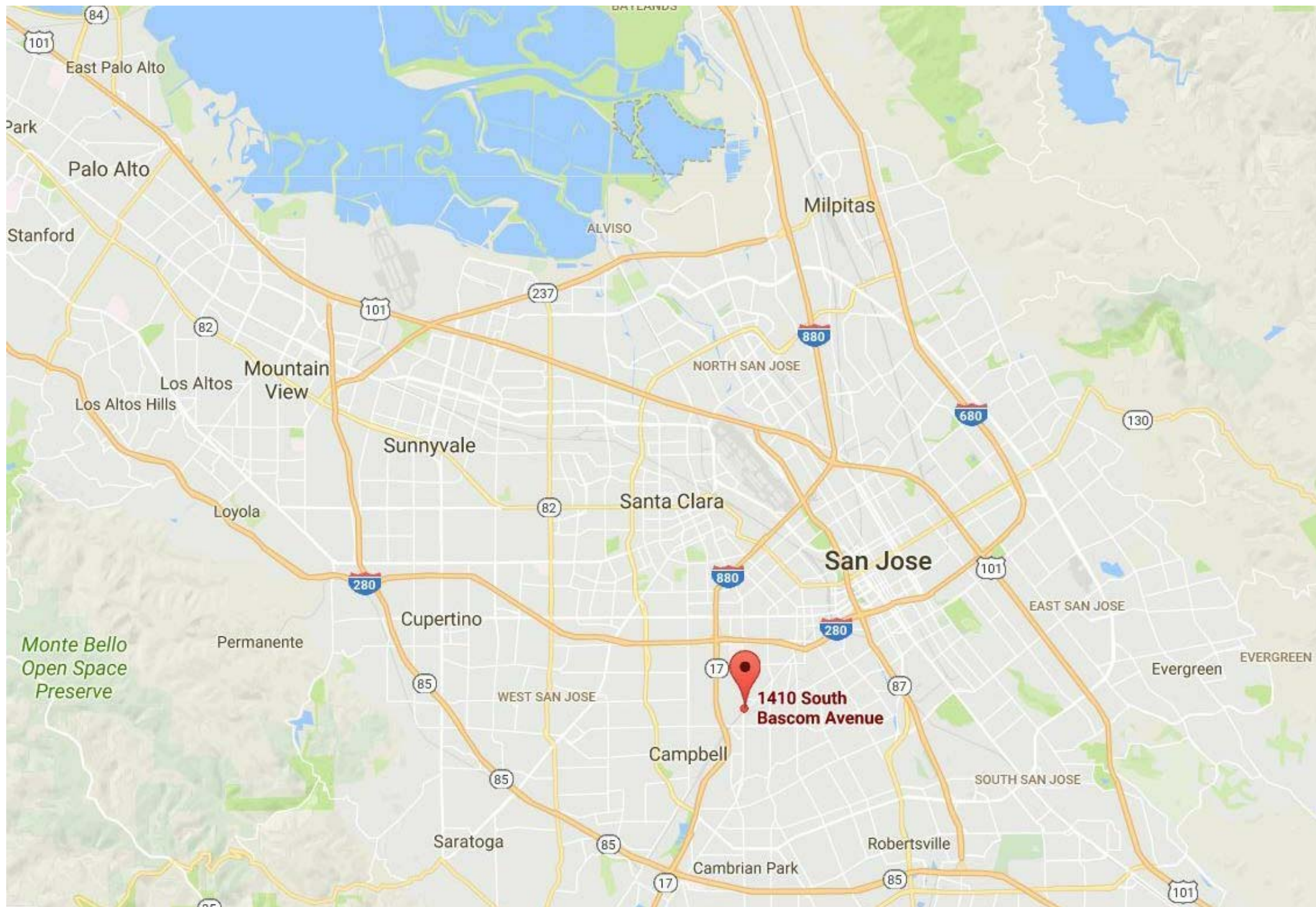
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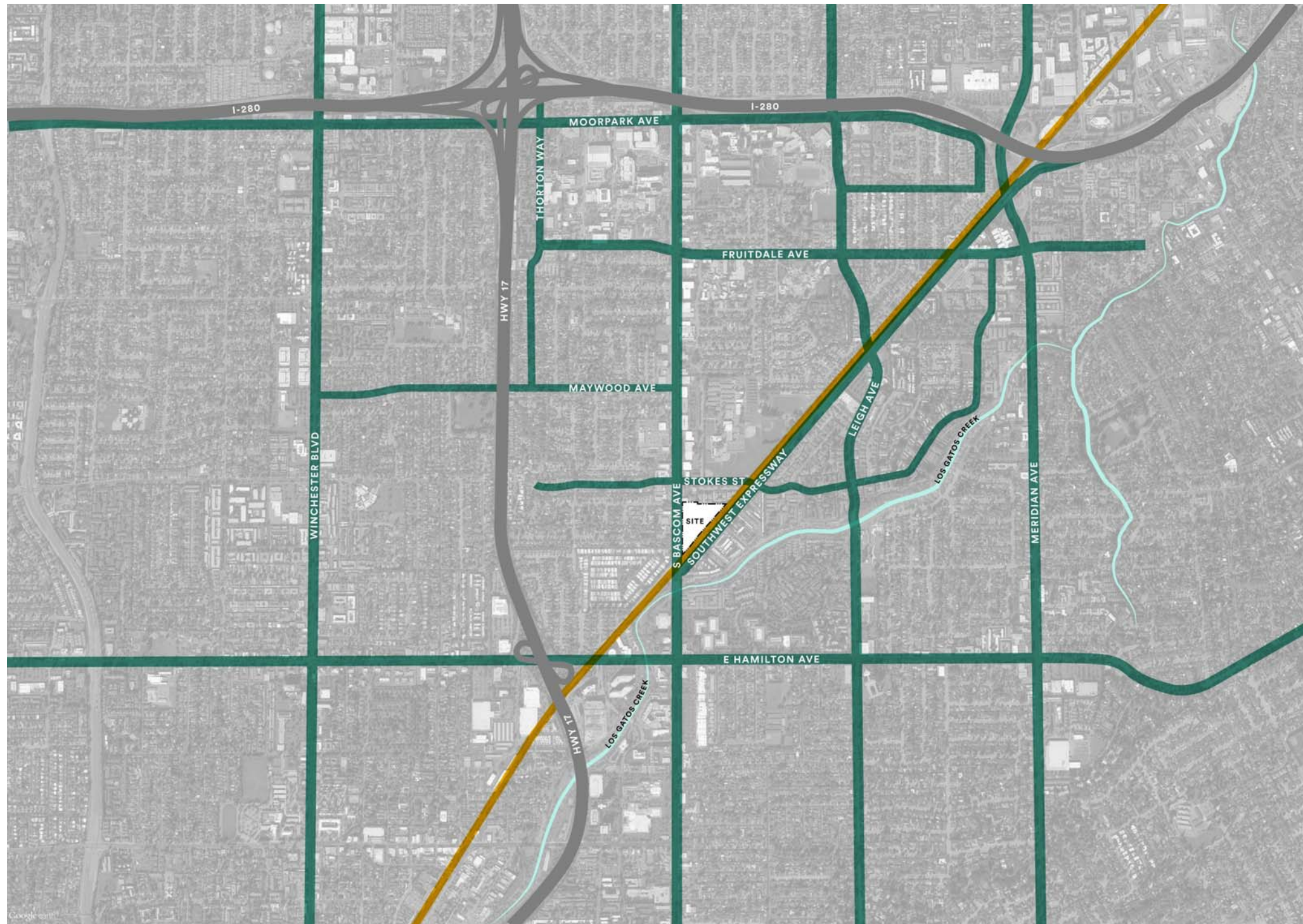
| ISSUES | DATE |
|----------------------------|------------|
| PRE-APPLICATION MEETING | 09/29/2017 |
| PLANNED DEVELOPMENT ZONING | 10/12/2017 |

| REVISION LIST | DATE |
|---------------|------|
|---------------|------|

VICINITY MAP



LOCATION MAP



GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN

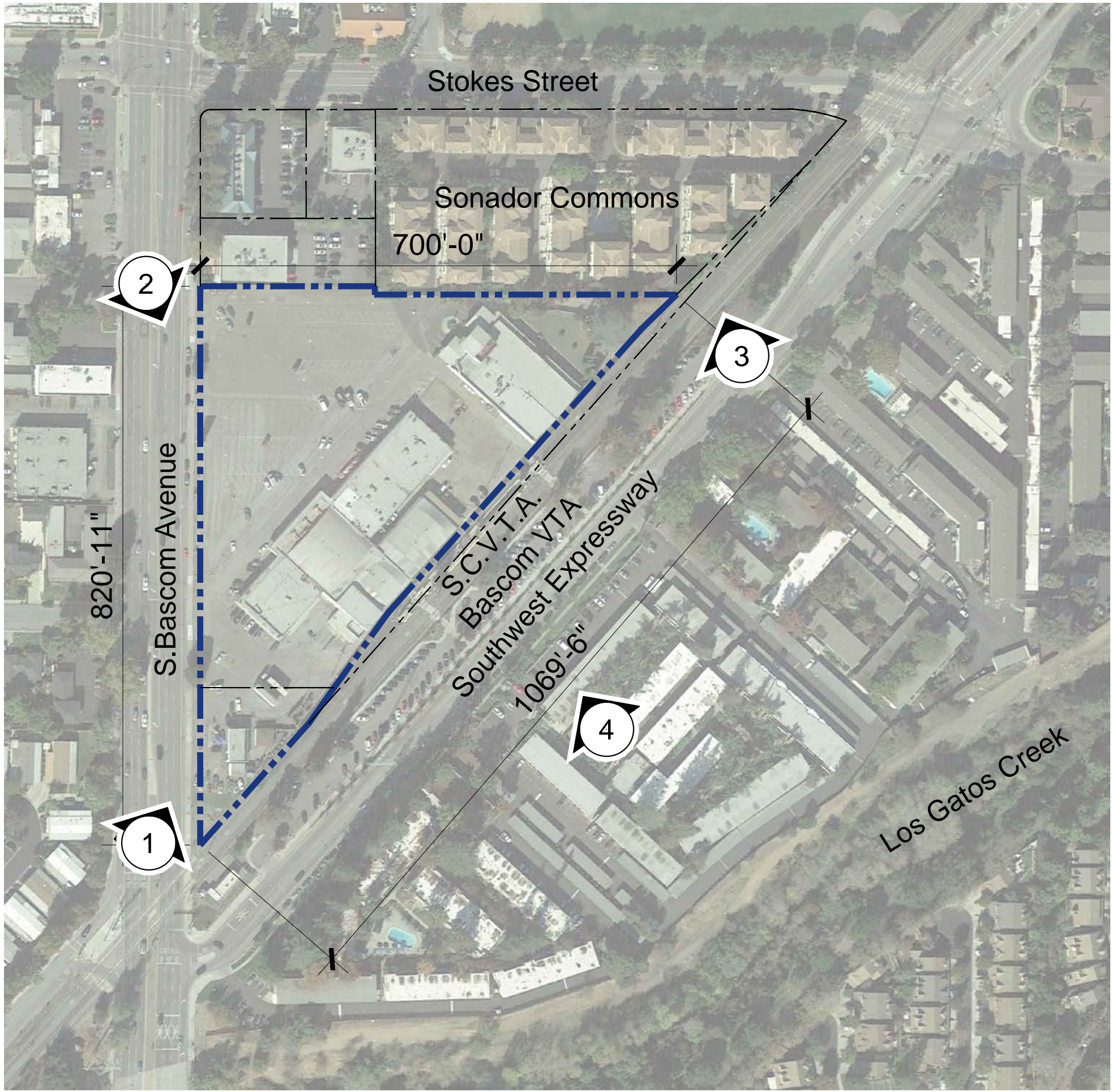
PROJECT NO.: 17019.00
DATE: OCTOBER 12, 2017
SCALE:

SHEET TITLE:

DRAWING INDEX,
PROJECT DIRECTORY,
PROJECT INFO

SHEET NO:

G-001



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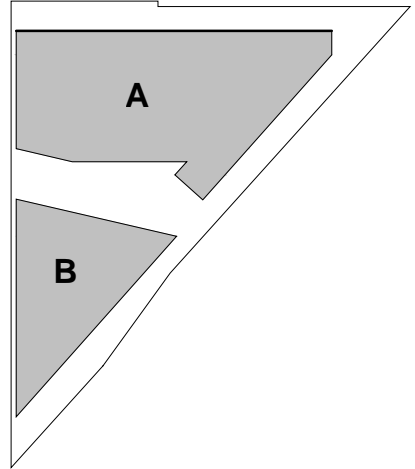
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|---|---------------|------|
|---|---------------|------|

GATEWAY STATION PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



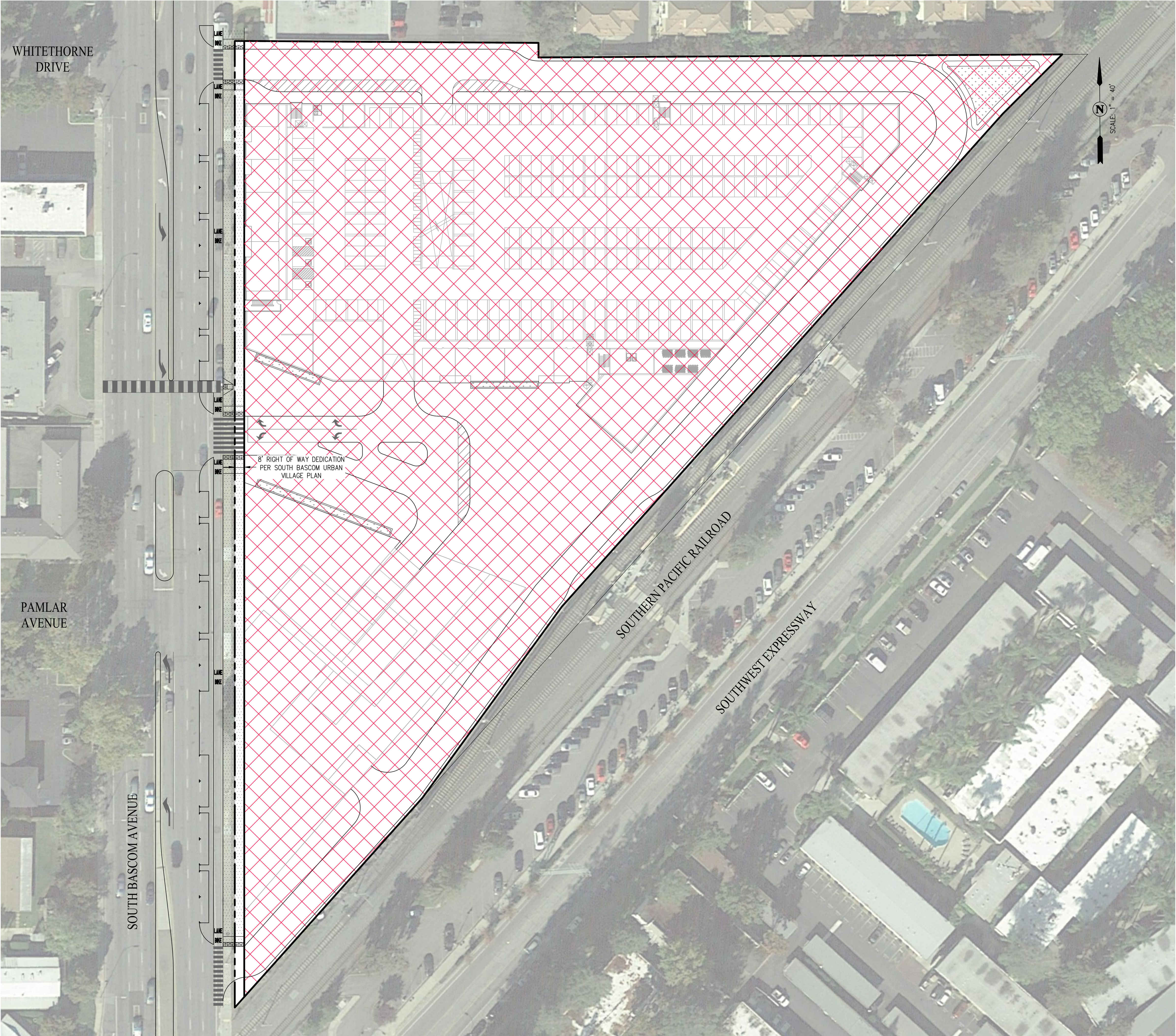
PROJECT NO.: 17019.00
DATE: SEPTEMBER 29, 2017
SCALE: NTS

SHEET TITLE:

SITE PHOTOS

SHEET NO:

G-002



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SIDEWALK
- BIORETENTION AREA

LAND USE SUMMARY

| | LAND USE | AREA (AC) | PERCENTAGE |
|--|--------------------------|-----------|------------|
| | URBAN VILLAGE COMMERCIAL | 6.25 | 100.0% |
| | TOTAL AREA | 6.25 | 100% |



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ISSUES DATE

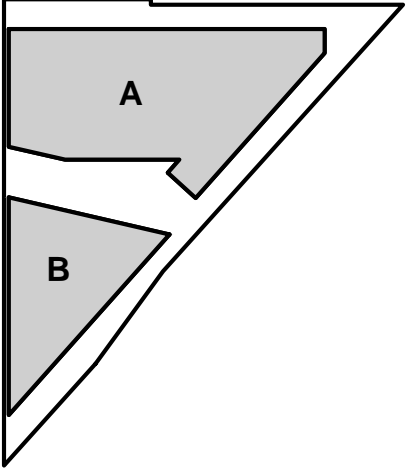
PRE-APPLICATION MEETING 09/29/2017
PLANNED DEVELOPMENT ZONING 10/12/2017

REVISION LIST DATE

GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING

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KEYPLAN



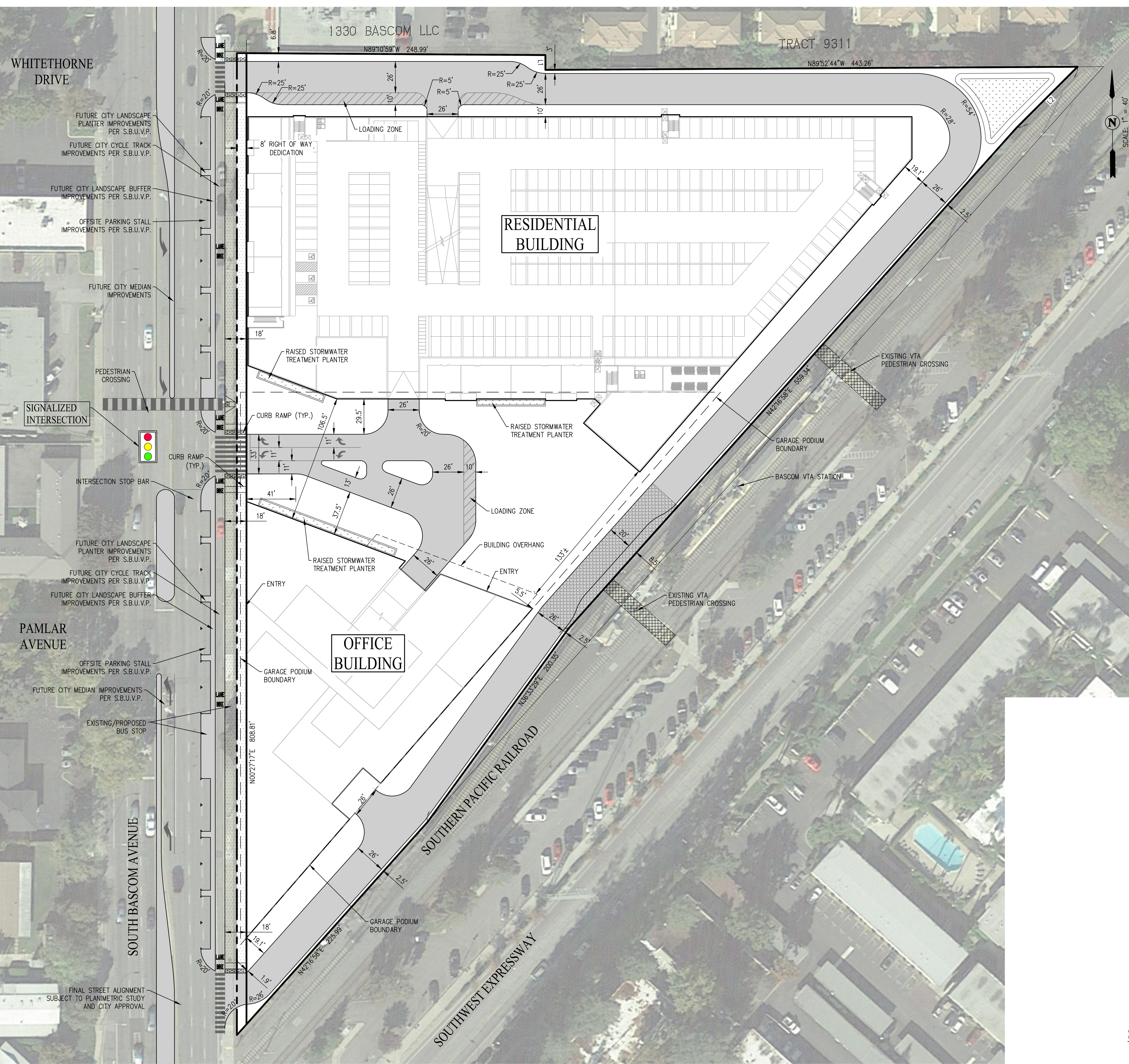
PROJECT NO.:2785-000
DATE: OCTOBER 12, 2017
SCALE:1" = 40'

SHEET TITLE:

GENERAL
DEVELOPMENT
PLAN

SHEET NO:

C-100



LEGEND

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

PROPOSED SIDEWALK

BIORETENTION AREA

EX

EXISTING

L/S

LANDSCAPE

PL

PROPERTY LINE

PR

PROPOSED

R

RADIUS

S.B.U.V.P.

SOUTH BASCOM URBAN VILLAGE PLAN

SW

SIDEWALK

TYP.

TYPICAL

- GENERAL NOTES:
1.

ASSESSOR'S PARCEL NO:

282-26-011
282-26-012
2.

EXISTING USE:

COMMERCIAL
3.

PROPOSED USE:

URBAN VILLAGE COMMERCIAL
4.

GROSS SITE AREA:
NET SITE AREA:

6.40± AC
6.25± AC
5.

EXISTING BUILDING FOOTPRINT AREA:

75,600± SF
6.

PROPOSED BUILDING FOOTPRINT AREA:
RESIDENTIAL:
OFFICE:
TOTAL

115,100± SF
42,125± SF (DOES NOT INCLUDE SUBGRADE GARAGE)
157,225± SF
7.

PROPOSED BUILDING COVERAGE:
PROPOSED LANDSCAPE COVERAGE:
PROPOSED DRIVE AISLE COVERAGE:

157,225 SF, 57.8%
61,010 SF, 22.7%
53,000 SF, 19.5%
8.

OFF-SITE PARKING STALLS
ON-SITE RESIDENTIAL PARKING STALLS
ON-SITE COMMERCIAL PARKING STALLS

22 STALLS
669 STALLS
490 STALLS, 1 LOADING STALL
9.

DWELLING UNITS (DU):

447
10.

RESIDENTIAL DENSITY:

119.7 DU/AC
11.

COMMERCIAL GROSS FLOOR AREA:

200,000 SF
12.

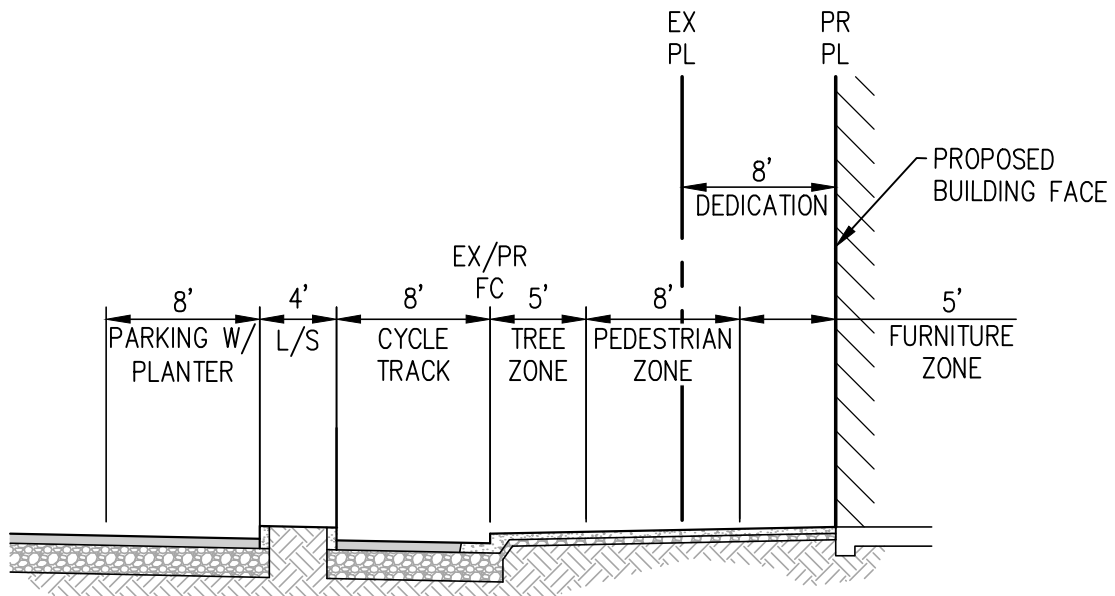
GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGES DURING FINAL DESIGN.
13.

ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
14.

ADJACENT PROPERTIES INCLUDE A COMMERCIAL BUILDING, RESIDENTIAL DEVELOPMENT, VTA RAILROAD STATION..
15.

ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT THE PARCEL MAP STAGE.

| LINE TABLE | | |
|------------|-------------|--------|
| NO | BEARING | LENGTH |
| L1 | N00°27'16"E | 12.34' |
| L2 | N45°28'46"E | 71.32' |



SOUTH BASCOM AVENUE - FRONTAGE SECTION
NOT TO SCALE

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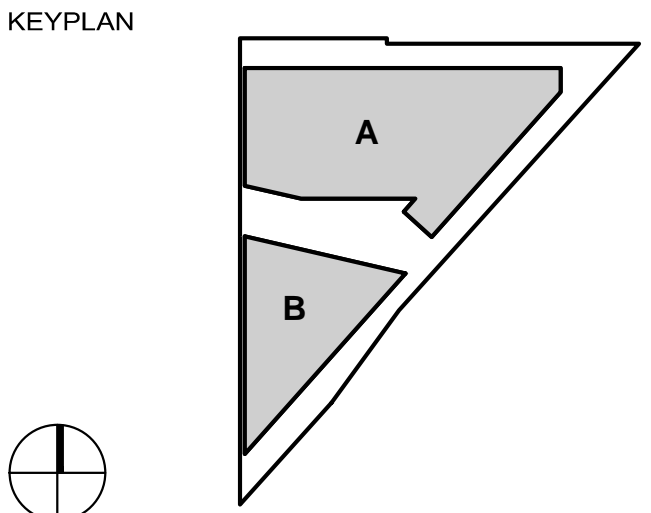
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| # REVISION LIST | DATE |

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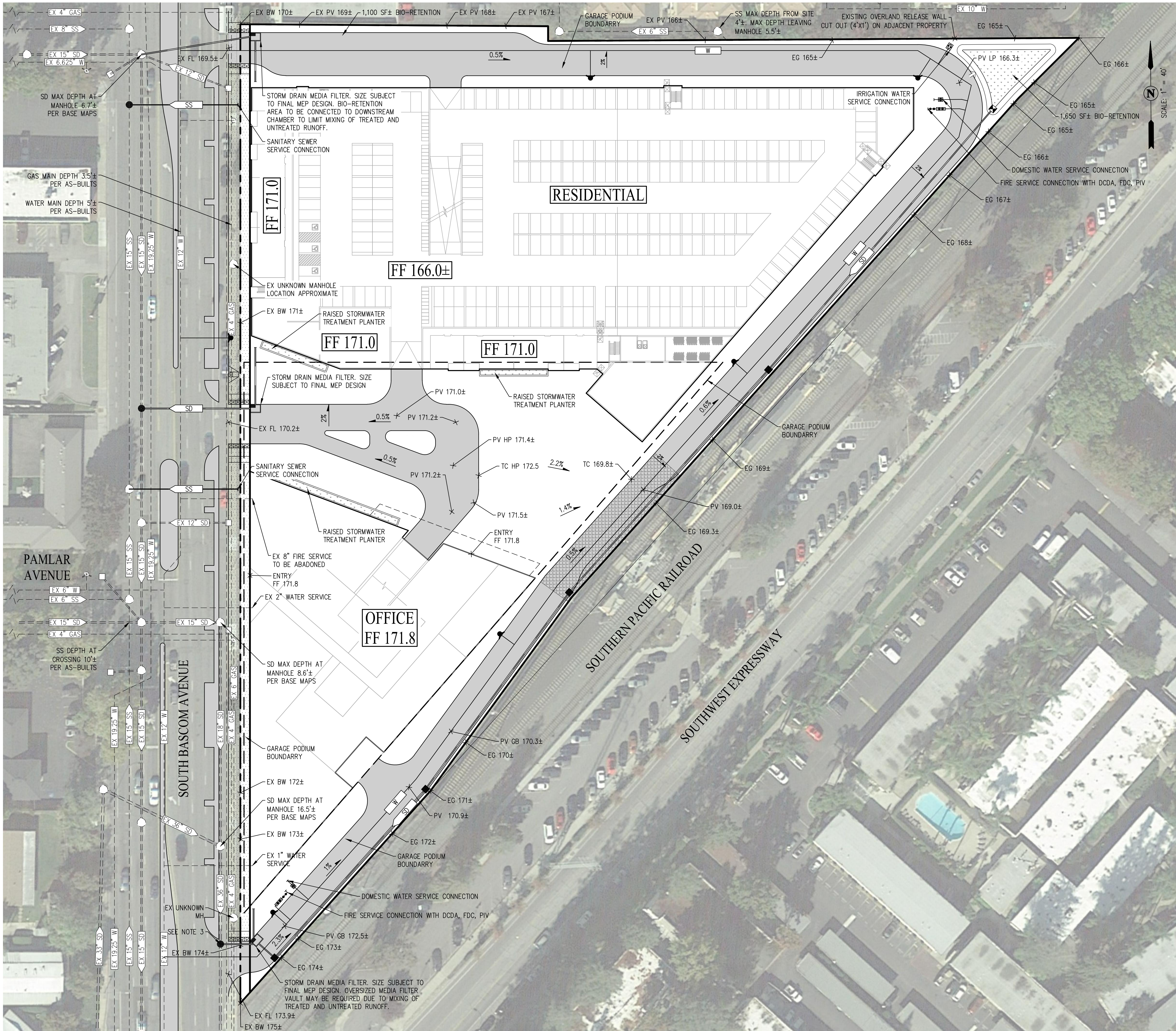


PROJECT NO.:2785-000
DATE: OCTOBER 12, 2017
SCALE:1" = 40'

SHEET TITLE:

SITE PLAN

SHEET NO:



| LEGEND: | | DESCRIPTION |
|----------|----------|--------------------------------|
| EXISTING | PROPOSED | |
| --- | --- | PROPERTY LINE |
| --- | --- | WATER MAIN |
| --- | --- | SANITARY SEWER |
| --- | --- | STORM DRAIN |
| □ | ■ | STORM DRAIN CATCH BASIN |
| □ | ● | STORM DRAIN FIELD INLET |
| ○ | ■ | MANHOLE |
| ○ | ○ | MEDIA FILTER VAULT |
| ○ | ○ | SANITARY SEWER CLEANOUT |
| ○ | ○ | FIRE HYDRANT |
| ○ | ○ | FIRE DEPARTMENT CONNECTION |
| ○ | ○ | POST INDICATOR VALVE |
| ○ | ○ | WATER METER |
| ○ | ○ | DOUBLE CHECK DETECTOR ASSEMBLY |
| ○ | ○ | STREET LIGHT |
| ○ | ○ | UTILITY BOX/VAULT |
| ○ | ○ | BIO-RETENTION AREA |
| ○ | ○ | CURB CUT/SLOT DRAIN |
| ○ | ○ | BACK OF WALK |
| ○ | ○ | DOUBLE CHECK DETECTOR ASSEMBLY |
| ○ | ○ | EXISTING GROUND |
| ○ | ○ | EXISTING |
| ○ | ○ | FIRE DEPARTMENT CONNECTION |
| ○ | ○ | LANDSCAPE |
| ○ | ○ | PRESSURE INDICATOR VALVE |
| ○ | ○ | PROPERTY LINE |
| ○ | ○ | PROPOSED |
| ○ | ○ | PAVEMENT |
| ○ | ○ | RADIUS |
| ○ | ○ | SANITARY SEWER |
| ○ | ○ | SIDEWALK |
| ○ | ○ | TYP. |

NOTE:

1) ALL EXISTING UTILITIES SHOWN ARE BASED ON CITY PROVIDED UTILITY BASE MAPS AND AS-BUILT RECORDS. ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD SURVEY DATA.



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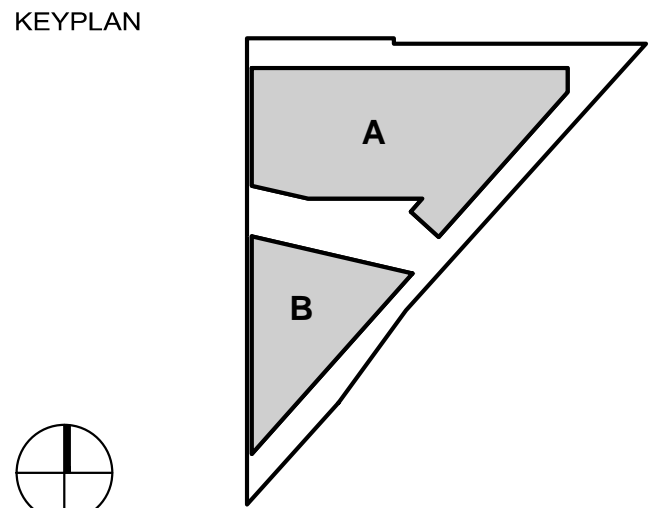
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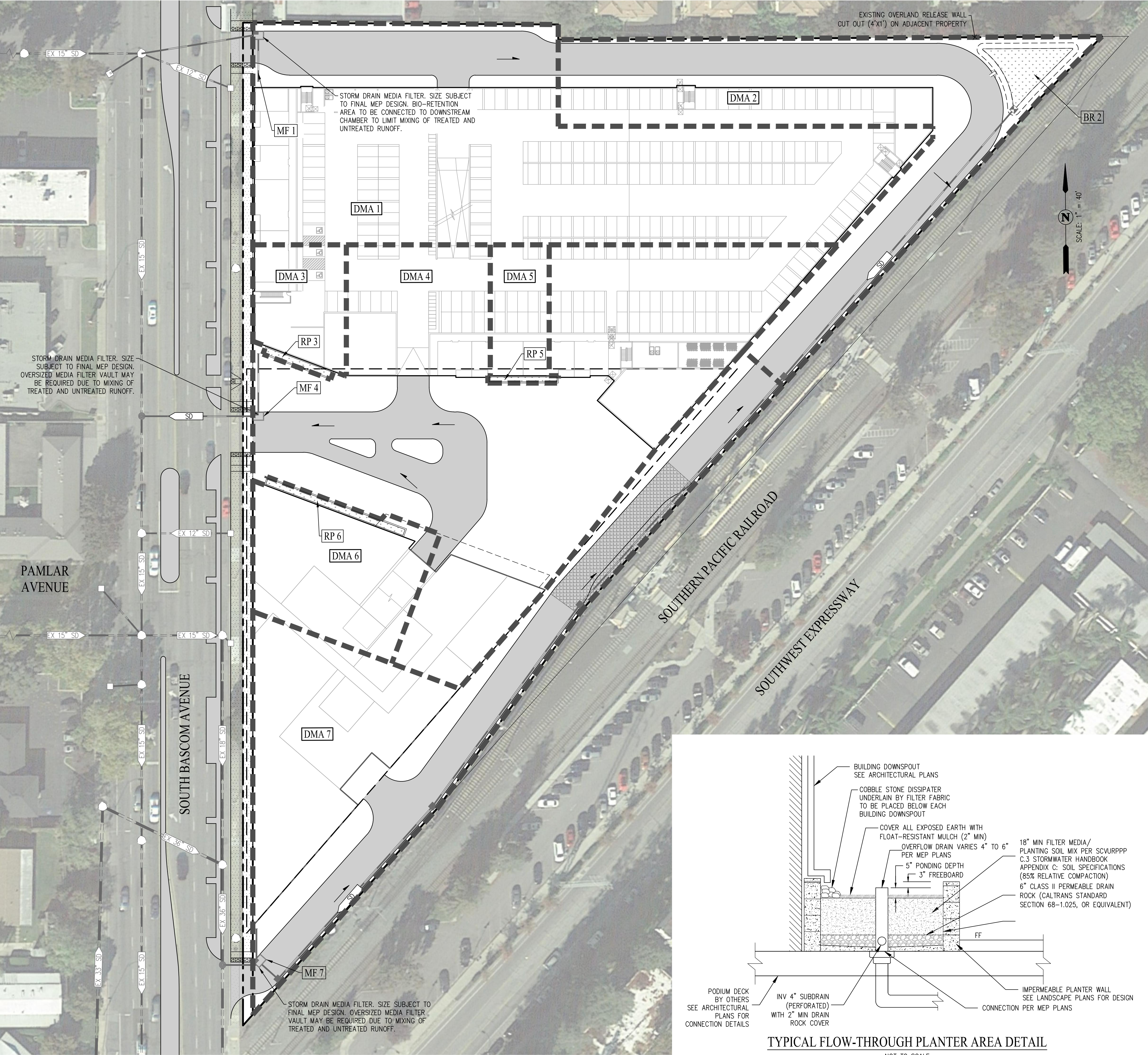
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**GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING**

1410 S BASCOM AVE
SAN JOSE, CA 95128



PROJECT NO.: 2785-000
DATE: OCTOBER 12, 2017
SCALE: 1" = 40'
SHEET TITLE:
**PRELIMINARY GRADING &
UTILITY PLAN**
SHEET NO:



LEGEND

EXISTING

EX SD

○

□

⊠

PROPOSED

12" SD

●

■

⊠

DMA 1

⇒

BR

DMA

MF

RP

DRAINAGE AREA BOUNDARY

STORM DRAIN

MANHOLE

CURB INLET

FIELD INLET

DRAINAGE MANAGEMENT AREA LABEL

BIO-RETENTION AREA

CURB CUT/SLOT DRAIN

BIO-RETENTION AREA DESIGNATION

DRAINAGE MANAGEMENT AREA

MEDIA FILTER

RAISED PLANTER

**SPECIAL PROJECT NON-LID
TREATMENT REDUCTION CREDITS**

CATEGORY C: TRANSIT ORIENTED DEVELOPMENT (TOO)

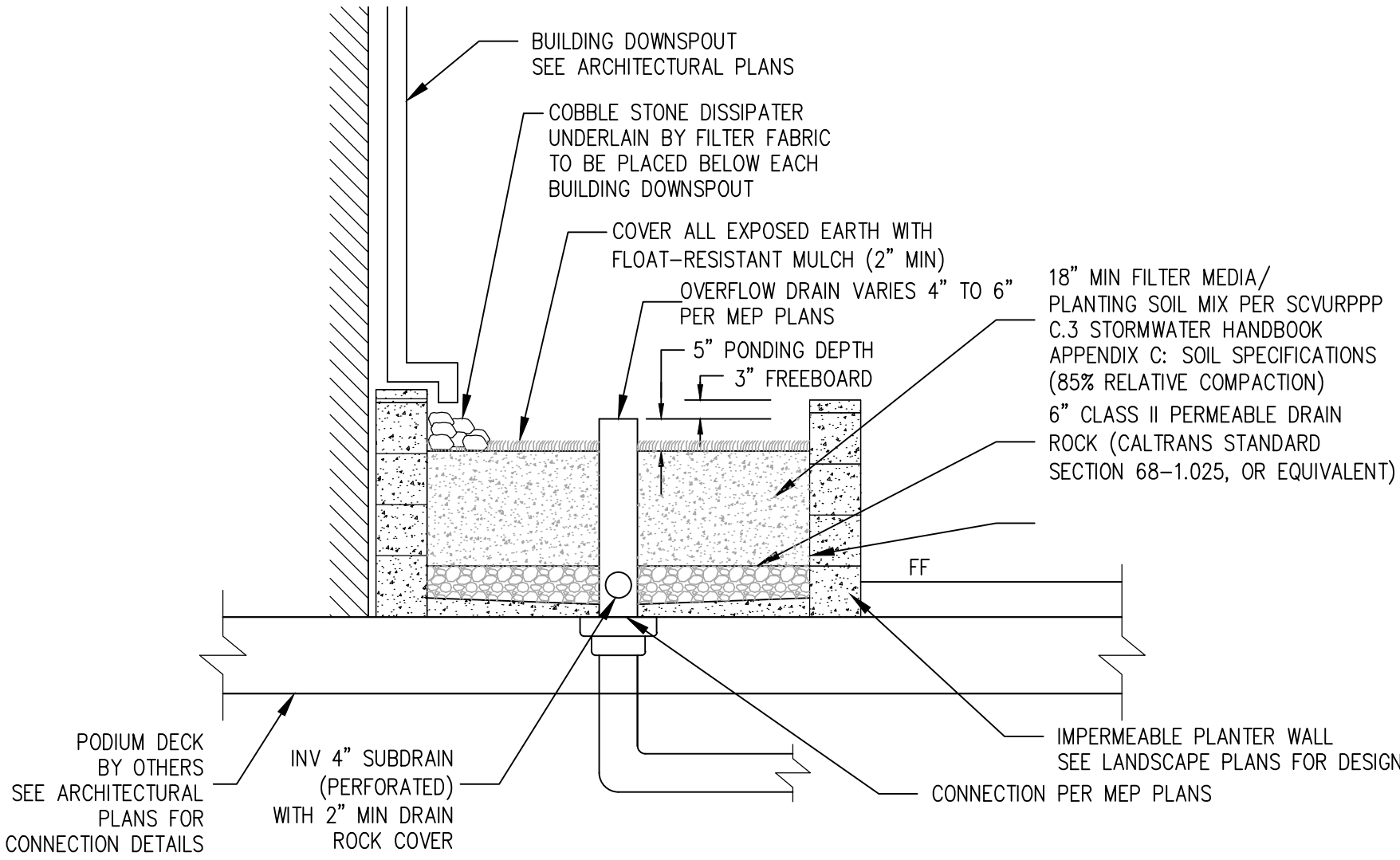
| | | |
|-----------------------------------|---------|-----|
| LOCATION CREDIT: | | |
| 1. WITHIN 1/4 MILE OF TRANSIT HUB | 50% | |
| 2. DENSITY/FAR CREDIT: ≥ 30 DU/AC | 10% | |
| 3. MINIMIZED PARKING CREDIT: | | |
| NO AT-GRADE SURFACE PARKING | 2:1 FAR | 20% |
| TOTAL MAX. NON-LID CREDIT: | | 80% |

| | | |
|-----------------------------|------------|--|
| NOTES: | | |
| TOTAL SITE IMPERVIOUS AREA: | 272,250 SF | |
| 20% LID TREATMENT: | 54,450 SF | |
| 4% SIZING FACTOR: | 2,178 SF | |

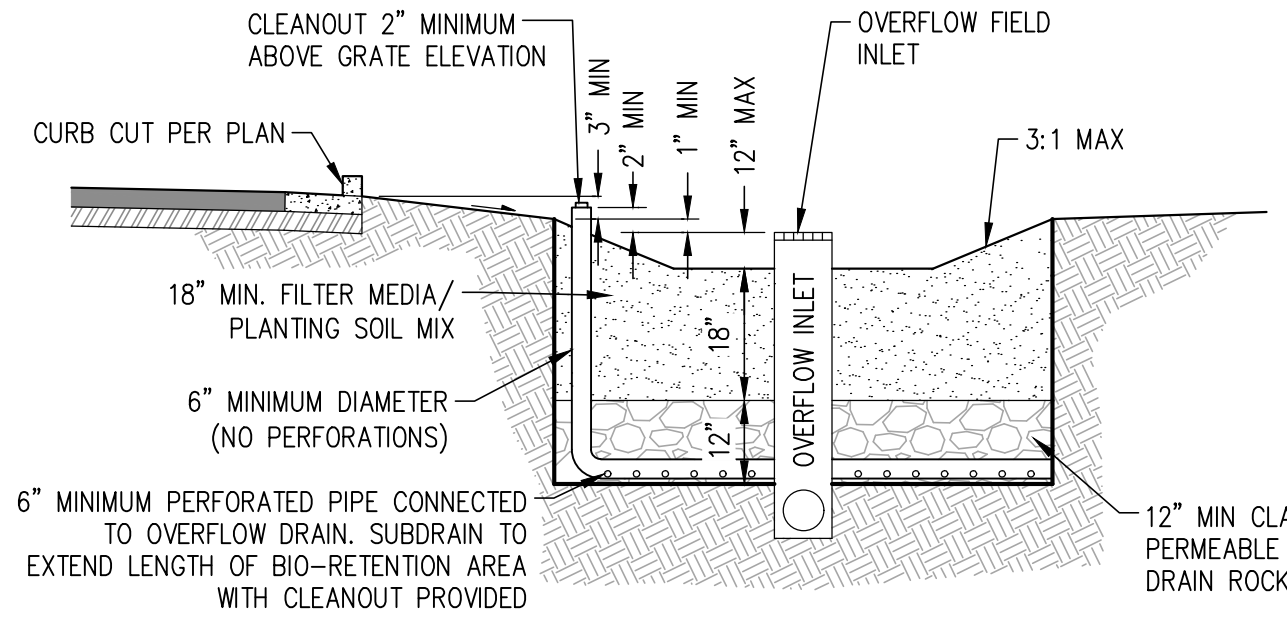
NOTE: CONSERVATIVE SIZING ASSUMES THE ENTIRE SITE IS IMPERVIOUS DUE TO PODIUM STRUCTURE AND IS SUBJECT TO A FINAL SITE PLAN LAYOUT.

| DMA | TREATMENT TYPE | DMA AREA (SF) | SIZING METHOD | REQUIRED BIO-RETENTION AREA (SF) | PROVIDED BIO-RETENTION AREA (SF) |
|-----|----------------|---------------|---------------|----------------------------------|----------------------------------|
| 1 | MEDIA FILTER | 71,100 | FLOW | N/A | N/A |
| 2 | BIO-RETENTION | 41,250 | 4% | 1,624 | 1,650 |
| 3 | RAISED PLANTER | 7,125 | 4% | 285 | 285 |
| 4 | MEDIA FILTER | 82,665 | FLOW | N/A | N/A |
| 5 | RAISED PLANTER | 5,480 | 4% | 220 | 220 |
| 6 | RAISED PLANTER | 15,000 | 4% | 610 | 600 |
| 7 | MEDIA FILTER | 49,630 | FLOW | N/A | N/A |

- NOTE:**
- STORM DRAIN LAYOUT AND TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN.
 - BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% AND COMBINATION FLOW/VOLUME SIZING METHOD PER THE SANTA CLARA COUNTY C.3. GUIDANCE MANUAL.
 - ALL EXISTING UTILITIES SHOWN ARE BASED ON CITY PROVIDED UTILITY BASE MAPS AND AS-BUILT RECORDS. ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO FIELD SURVEY DATA.
 - PER APPENDIX J OF THE SANTA CLARA COUNTY C.3 STORMWATER HANDBOOK THE SITE IS LOCATED WITHIN A SUBWATERSHED OR CHATCHMENT WITH 65% OR MORE IMPERVIOUS SURFACE AND IS EXEMPT FROM THE HYDROMODIFICATION REQUIREMENT.



TYPICAL FLOW-THROUGH PLANTER AREA DETAIL
NOT TO SCALE



TYPICAL BIO-RETENTION AREA DETAIL
NOT TO SCALE

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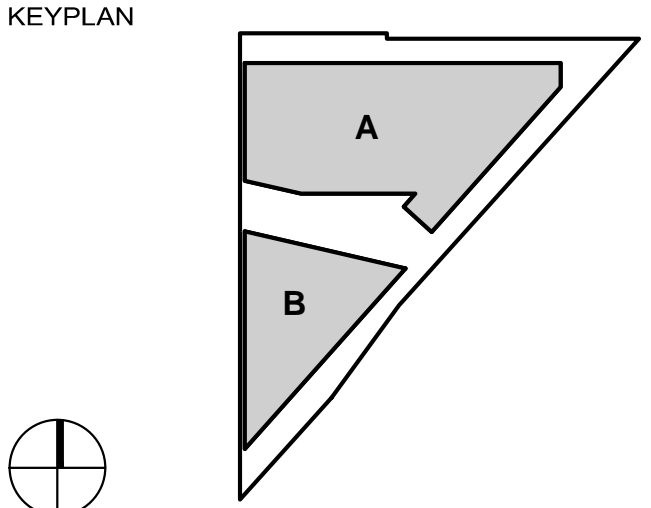
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SCALE: 1" = 40'

**PRELIMINARY
STORMWATER
MANAGEMENT PLAN**

SHEET NO:



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KEYPLAN

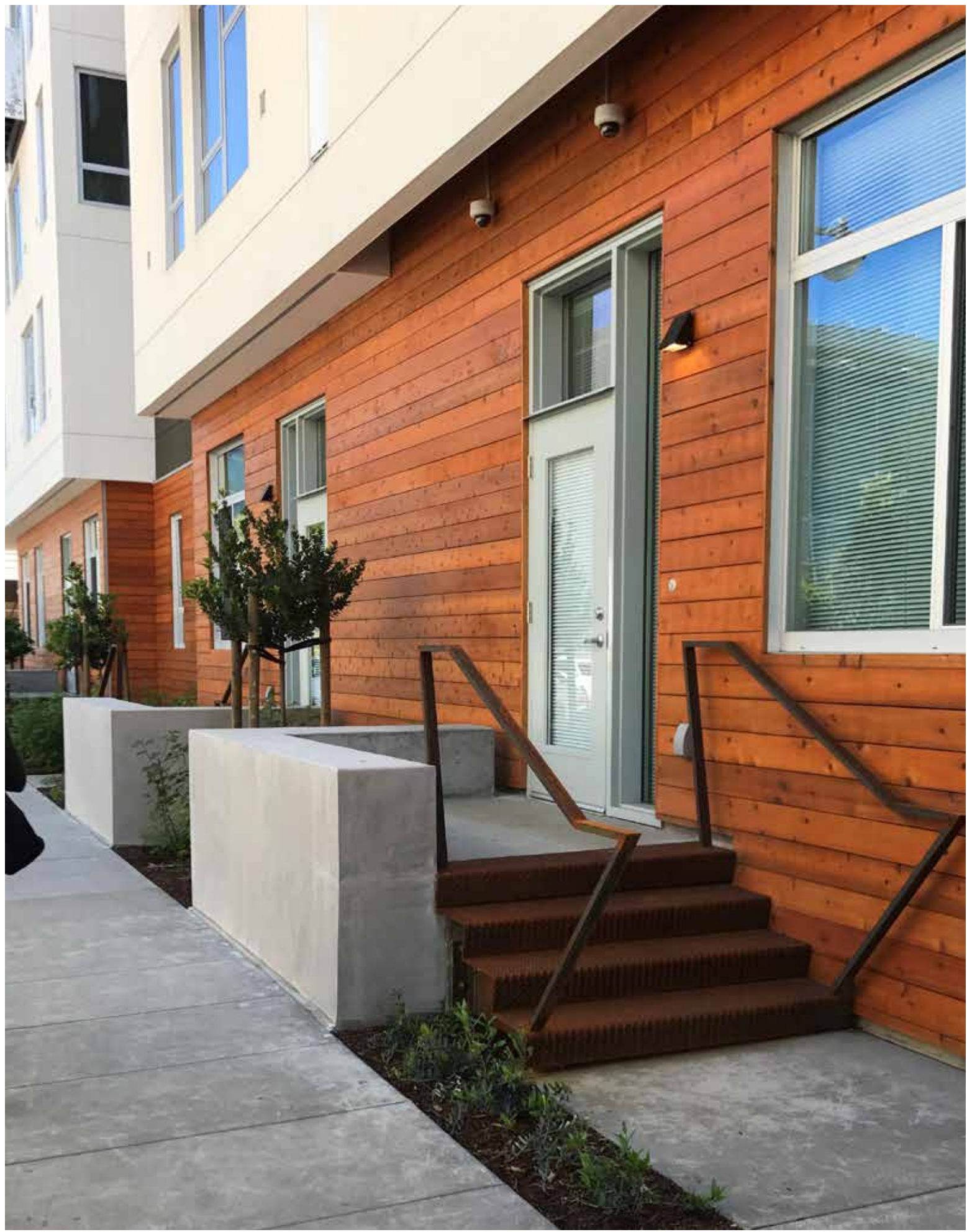
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SHEET TITLE:

PRECEDENT IMAGERY -
OFFICE

SHEET NO:

A-100



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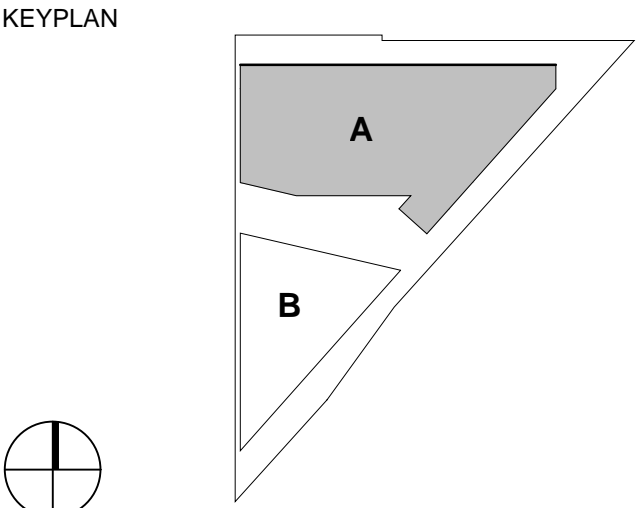
ISSUES DATE

PRE-APPLICATION MEETING 09/29/2017
PLANNED DEVELOPMENT ZONING 10/12/2017

REVISION LIST DATE

**GATEWAY STATION
PLANNED
DEVELOPMENT
ZONING**

1410 S BASCOM AVE
SAN JOSE, CA 95128



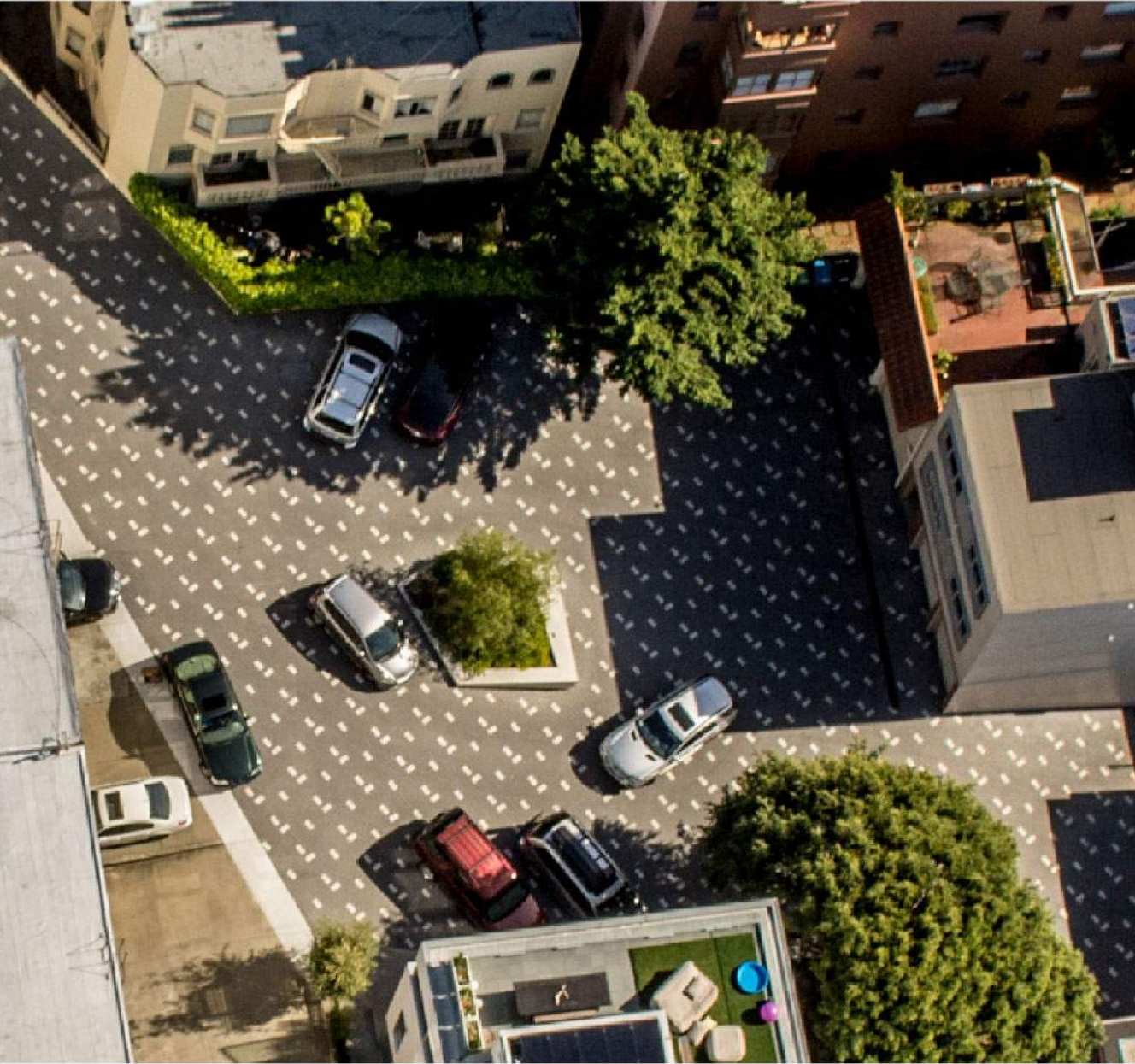
PROJECT NO.: 17019.00
DATE: SEPTEMBER 29, 2017
SCALE: NTS
SHEET TITLE:

**PRECEDENT IMAGERY -
RESIDENTIAL**

SHEET NO:

A-101

PEDESTRIAN PRIORITY AUTO COURT



FLEXIBLE USE COURTYARD



FOCAL POINT



PLANTING TEXTURES



PLAZA MATERIALS

EMERGENCY VEHICLE ACCESS 20' - 26'



EMERYVILLE GREENWAYS DETAIL



EMERYVILLE GREENWAYS



STANFORD UNIVERSITY E.V.A.



E.V.A. MATERIALS

PODIUM AMENITIES



INDOOR OUTDOOR SPACES



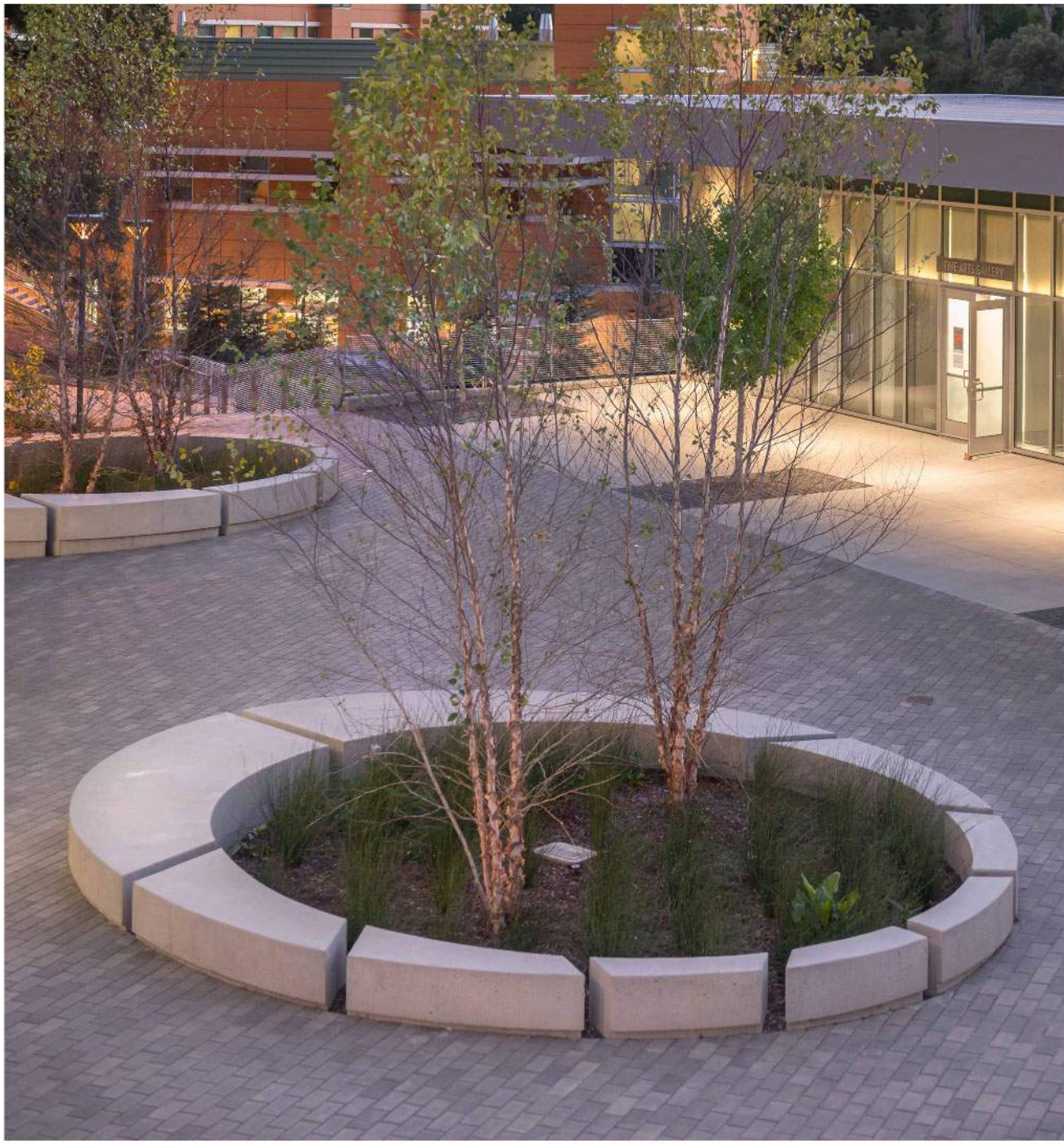
SEATING AROUND FIRE PIT



POOL WITH SECURITY PLANTING



POOL & SPA



SPECIMEN PLANTINGS & STORMWATER CONTROL

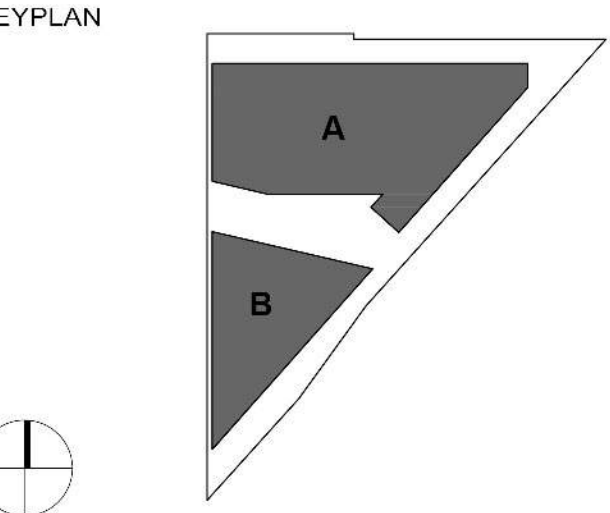


PODIUM MATERIALS

| ISSUES | DATE |
|----------------------------|------------|
| PRE-APPLICATION MEETING | 09/29/2017 |
| PLANNED DEVELOPMENT ZONING | 10/12/2017 |

| # | REVISION LIST | DATE |
|---|---------------|------|
|---|---------------|------|

GATEWAY STATION - PLANNED DEVELOPMENT ZONING
1410 S BASCOM AVE
SAN JOSE, CA 95128



PROJECT NO.: 17019.00
DATE: OCTOBER 12, 2017
SCALE:
SHEET TITLE:

PRECEDENT IMAGERY - LANDSCAPE

SHEET NO.

TREES
Ginkgo biloba / Maidenhair Tree 50'-80' Height
Ulmus 'Frontier' / Frontier Elm 30'-40' Height
Quercus agrifolia / Live Oak 60'-80' Height
Aesculus californica / California Buckeye 25'-45' Height
Tristanopsis laurina / Water Gum Tree 20'-40' Height
Arbutus 'Marina' / Strawberry Tree 20'-40' Height
Schinus molle / California Pepper Tree 25'-40' Height
**Trees in Planters will be substantially dwarfed*

SHRUBS
Cornus stolonifera / American Dogwood 3'-6' Height
Garrya elliptica / Silk Tassel 5'-10' Height
Heteromeles arbutifolia / Toyon 10'-15' Height
Rhamnus californica / Coffeeberry 4'-6' Height
Prunus ilicifolia / Hollyleaf Cherry 6'-15' Height
Ribes sanguineum / Redflower Currant 6'-15' Height

GROUNDCOVERS
Elymus glaucus / Blue Wildrye
Sedum spp.
Senecio spp.
Lomandra spp.
Muhlenbergia spp.
Dierama pulcherrimum / Angel's Rod
Fragaria chiloensis / Beach Strawberry

UNIT PAVER TYPE 1

UNIT PAVER TYPE 2

RAISED PLANTER

STORMWATER PLANTER / SWALE

DECOMPOSED GRANITE WALKING / JOGGING PATH

SCULPTURAL ELEMENT / TREE

CAST IRON WARNING PAVERS

PROPERTY LINE

A DROP-OFF / CANOPY

B GRASS PAVER PLAZA

C CENTRAL PUBLIC PLAZA

0' 20' 40' 80' 160'



BAYWEST
DEVELOPMENT

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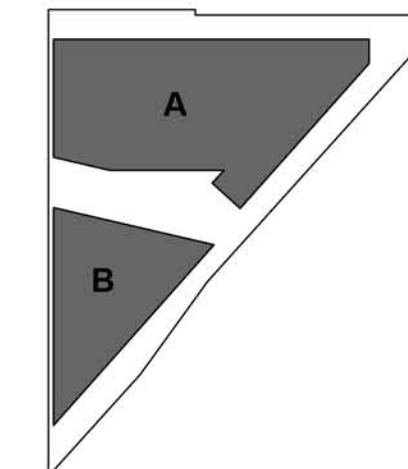
| ISSUES | DATE |
|----------------------------|------------|
| PRE-APPLICATION MEETING | 09/29/2017 |
| PLANNED DEVELOPMENT ZONING | 10/12/2017 |

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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PROJECT NO.: 17019.00
DATE: OCTOBER 12, 2017
SCALE: 1" = 40'-0"

SHEET TITLE:

SITE PLAN (ILLUSTRATIVE)

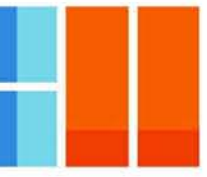
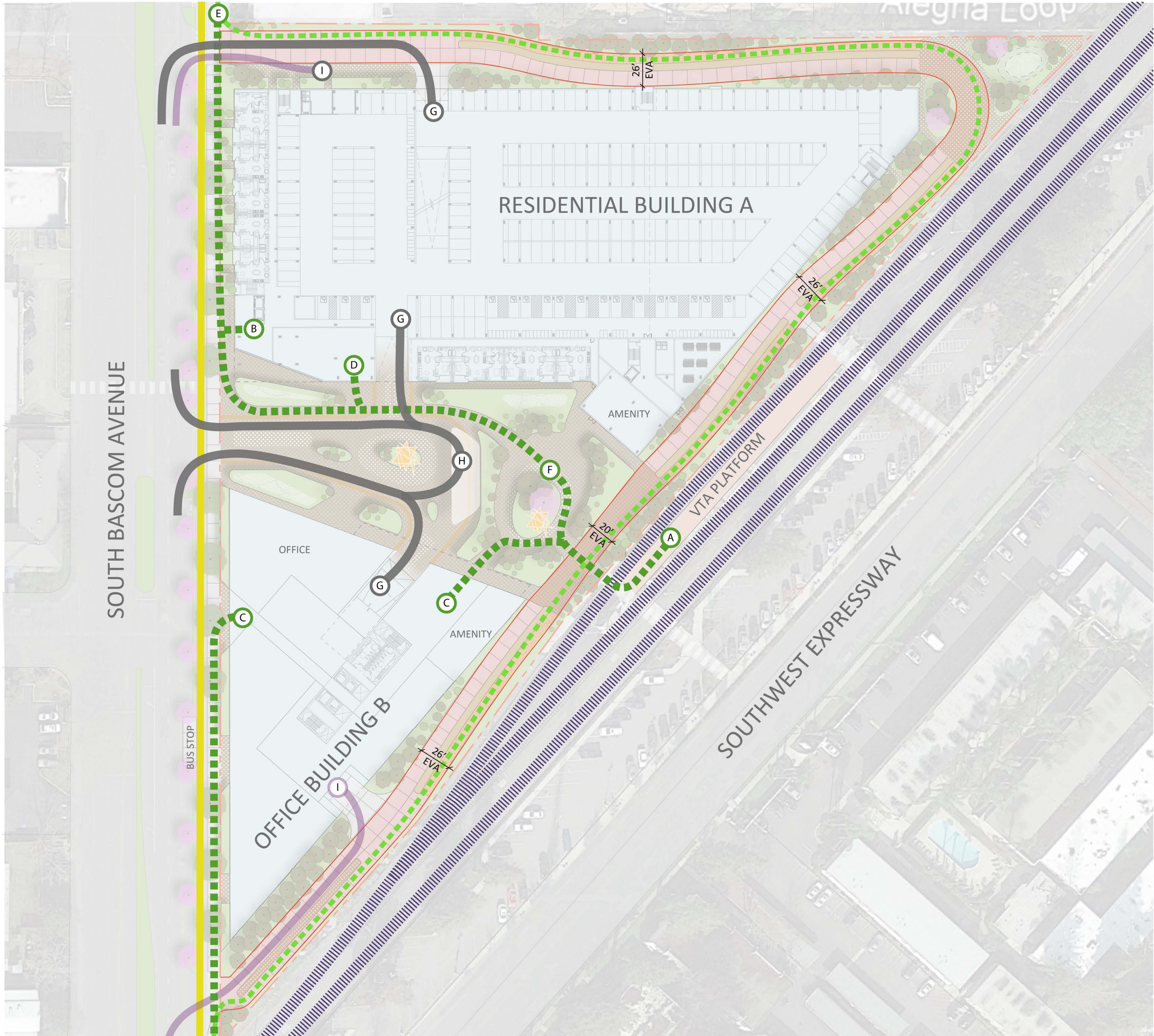
SHEET NO:

A200

- (A) (E) VTA STATION PLATFORM
- (B) RESIDENTIAL BUILDING LOBBY
- (C) OFFICE BUILDING LOBBY
- (D) LEASING & AMENITY ENTRY
- (E) PEDESTRIAN ROUTE TO N. BASCOM
- (F) PUBLIC PLAZA
- (G) ENTRY TO PARKING GARAGE
- (H) AUTOMOBILE DROP-OFF BELOW CANOPY
- (I) LOADING / SERVICE ZONE

- PEDESTRIAN ROUTE
- AUTOMOBILE ROUTE
- SERVICE ROUTE
- BIKE ROUTE
- EMERGENCY VEHICLE ZONE
- JOGGING / WALKING PATH
- RAIL

0' 20' 40' 80' 160'



BAYWEST
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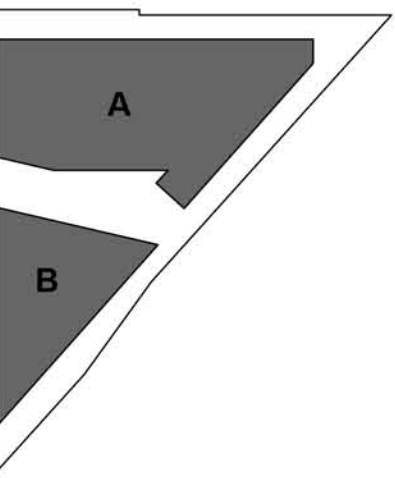
| ISSUES | DATE |
|----------------------------|------------|
| PRE-APPLICATION MEETING | 09/29/2017 |
| PLANNED DEVELOPMENT ZONING | 10/12/2017 |

| # | REVISION LIST | DATE |
|---|---------------|------|
|---|---------------|------|

GATEWAY STATION
- PLANNED
DEVELOPMENT
ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



PROJECT NO.: 17019.00
DATE: OCTOBER 12, 2017
SCALE: 1" = 40'-0"

SHEET TITLE:

CIRCULATION PLAN

SHEET NO.

A201

- SHRUBS
Cornus stolonifera / American Dogwood 3'-6' Height
Garrya elliptica / Silk Tassel 5'-10' Height
Heteromeles arbutifolia / Toyon 10'-15' Height
Rhamnus californica / Coffeeberry 4'-6' Height
Prunus ilicifolia / Hollyleaf Cherry 6'-15' Height
Ribes sanguineum / Redflower Currant 6'-15' Height

- GROUNDCOVERS
Elymus glaucus / Blue Wildrye
Sedum spp.
Senecio spp.
Lomandra spp.
Muhlenbergia spp.
Dierama pulcherrimum / Angel's Rod
Fragaria chiloensis / Beach Strawberry

- PEDESTAL PAVERS

- POOL / SPA

- RAISED PLANTER

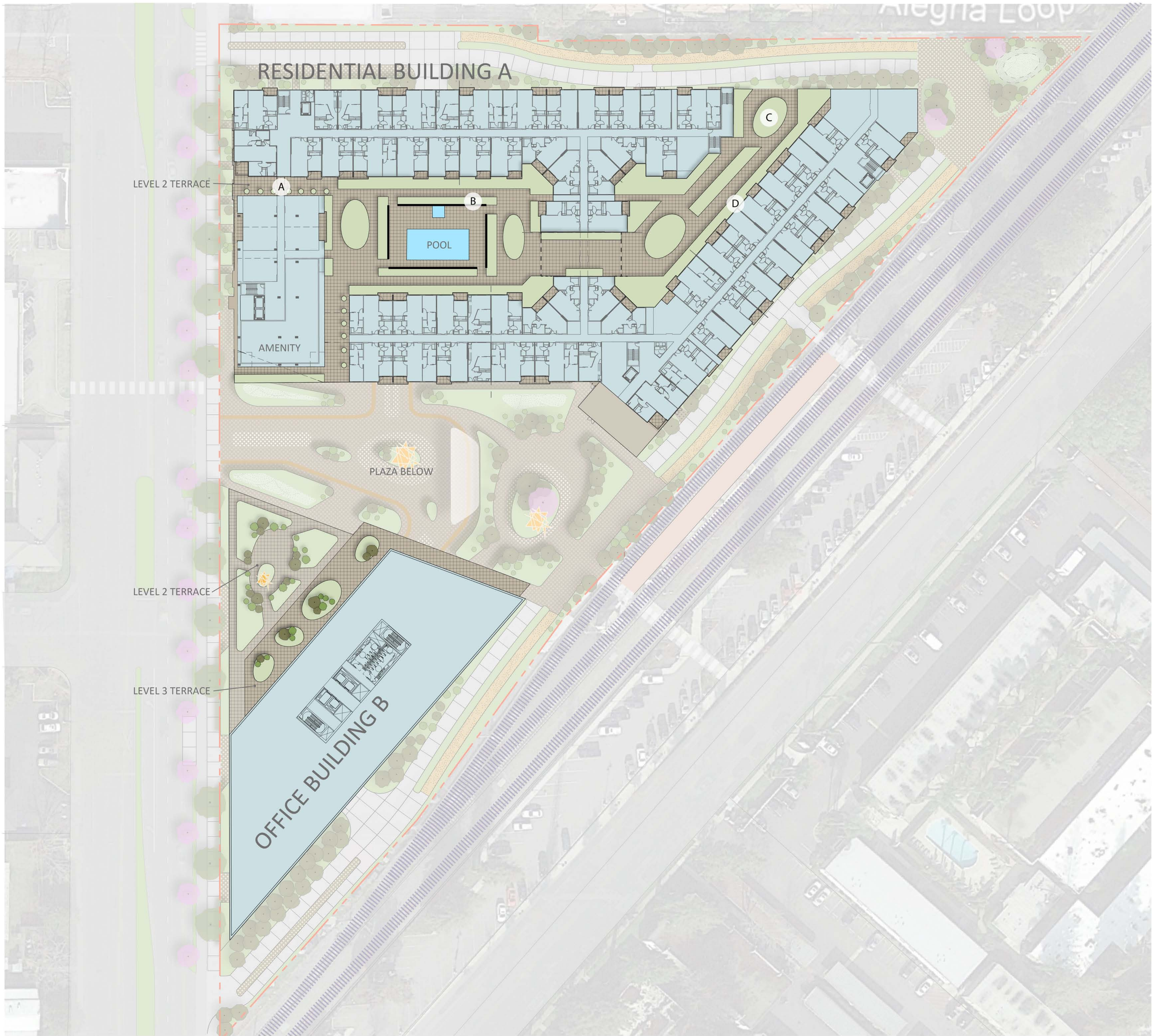
- SCULPTURAL ELEMENT / SPECIMEN TREE

- A POTTED PLANTS

- B POOL PLANTING & FENCE / GATES

- C SPECIMEN PLANTING / AMENITY SPACES

- D PRIVACY PLANTINGS ADJACENT TO APARTMENTS



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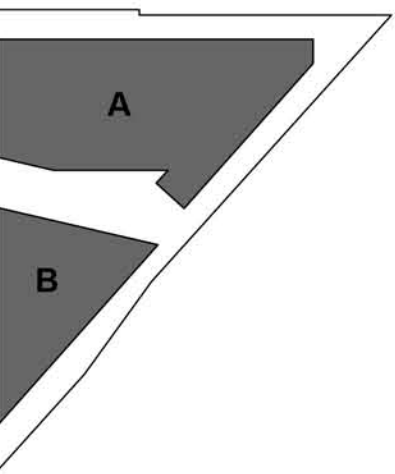
| ISSUES | DATE |
|----------------------------|------------|
| PRE-APPLICATION MEETING | 09/29/2017 |
| PLANNED DEVELOPMENT ZONING | 10/12/2017 |

| # | REVISION LIST | DATE |
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GATEWAY STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE
SAN JOSE, CA 95128

KEYPLAN



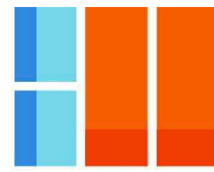
PROJECT NO.: 17019.00
DATE: OCTOBER 12, 2017
SCALE: 1" = 40'-0"

SHEET TITLE:

**PODIUM PLAN
(ILLUSTRATIVE)**

SHEET NO:

A202



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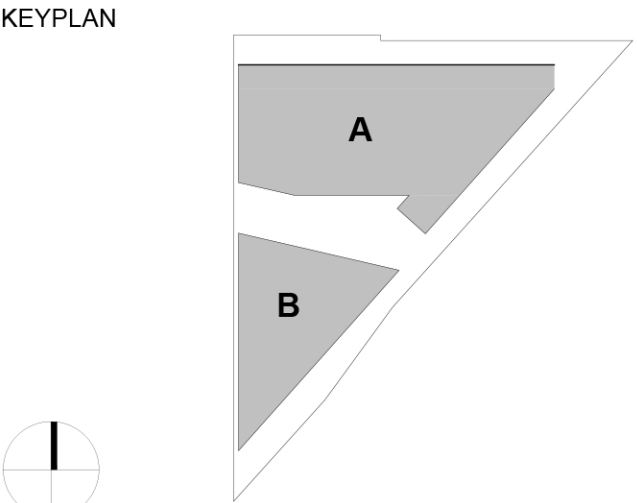
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GATEWAY STATION
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DEVELOPMENT
ZONING

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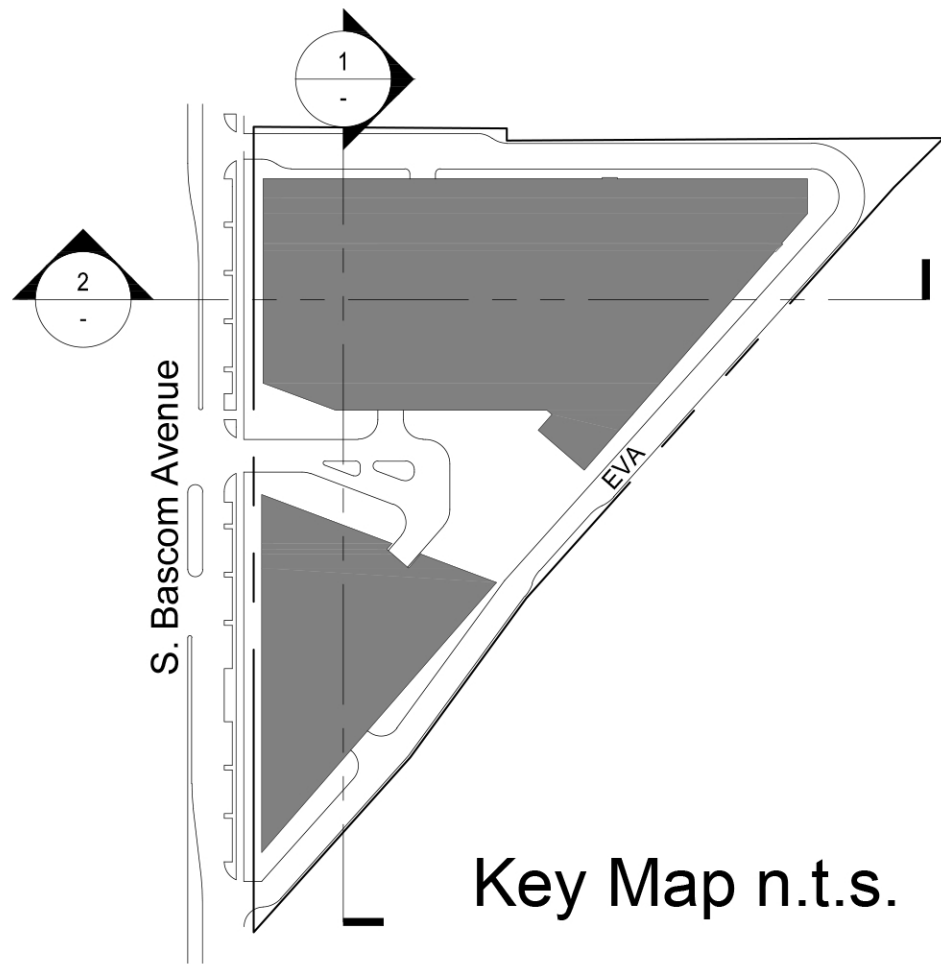


PROJECT NO.: 17019.00
DATE: SEPTEMBER 29, 2017
SCALE: 1" = 30'-0"

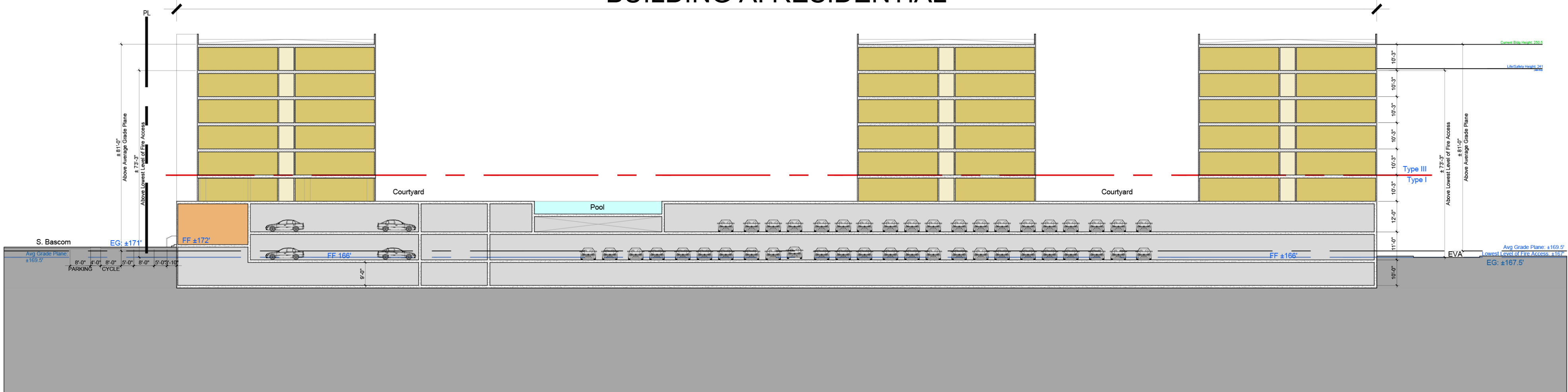
SHEET TITLE:
CONCEPTUAL
SITE SECTION

SHEET NO:

A-300



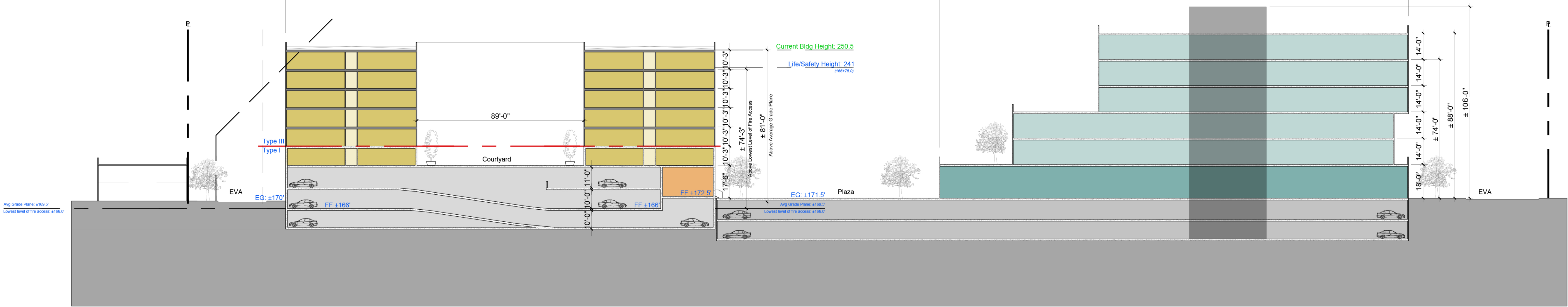
BUILDING A: RESIDENTIAL



SECTION 2

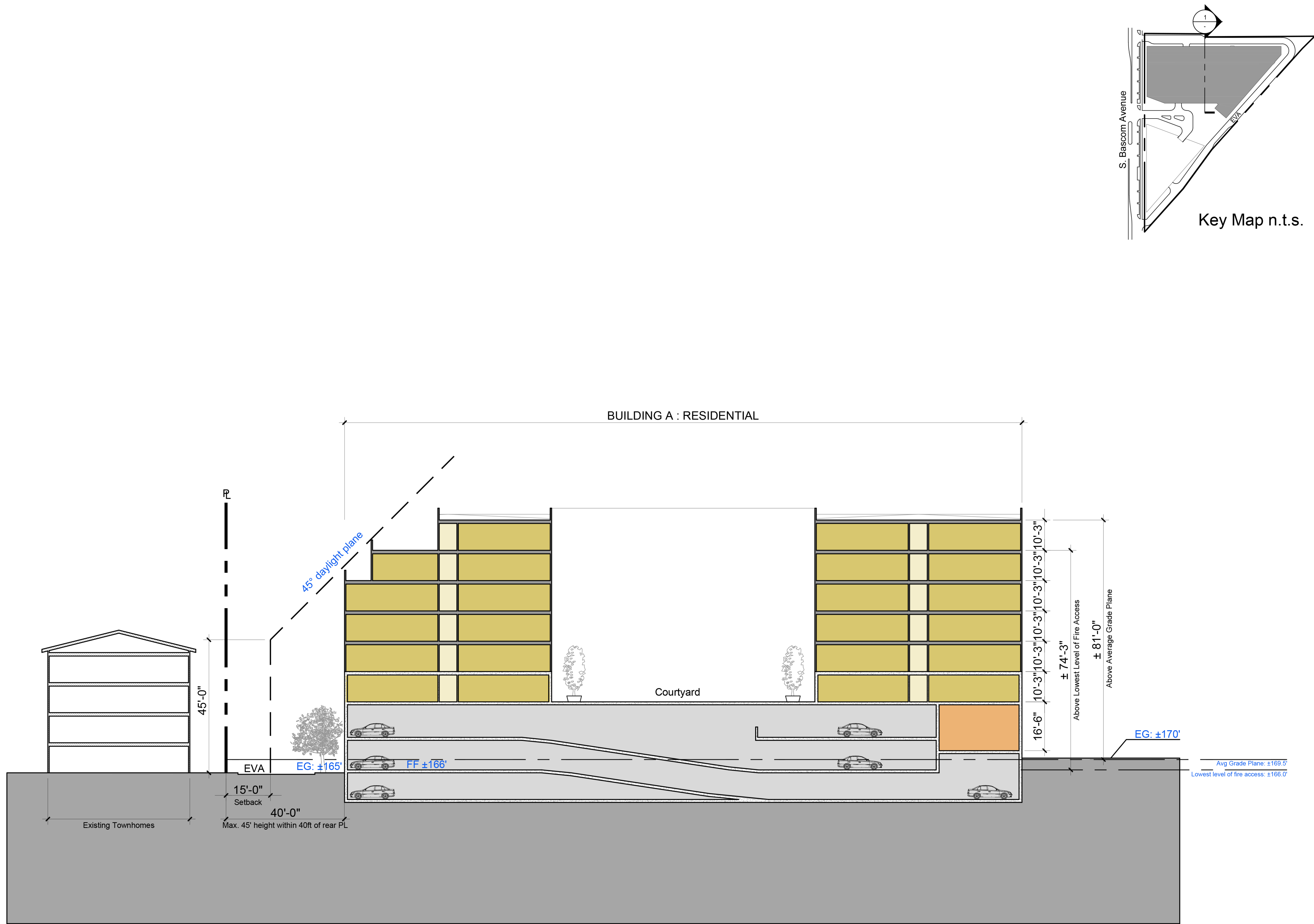
BUILDING A : RESIDENTIAL

BULIDING B: OFFICE

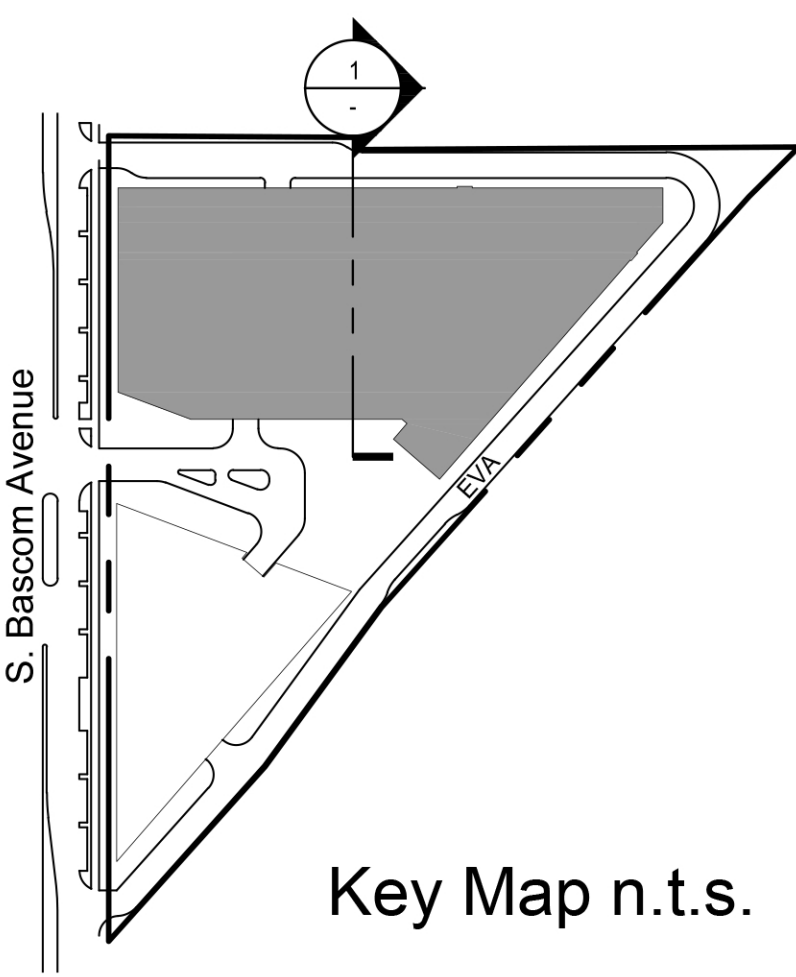


SECTION 1

9/26/2017 1:36:46 PM



SECTION 1: TRANSITIONAL HEIGHT DIAGRAM
PER SOUTH BASCOM URBAN VILLAGE PLAN FIGURE 5.3





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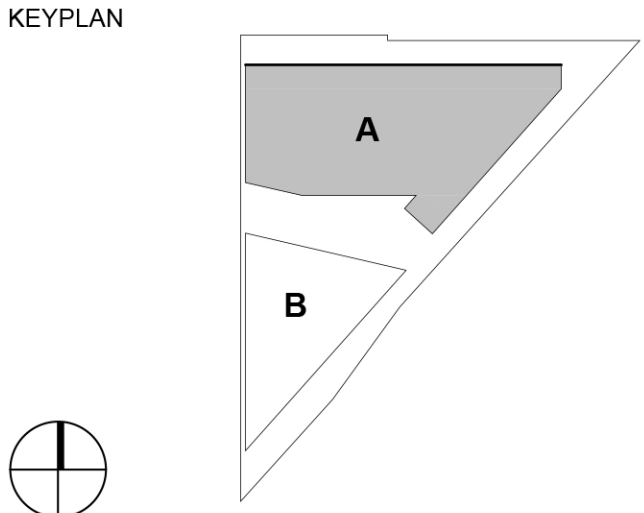
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**GATEWAY STATION
PLANNED
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ZONING**

1410 S BASCOM AVE
SAN JOSE, CA 95128



PROJECT NO.: 17019.00
DATE: SEPTEMBER 29, 2017
SCALE: 1/16" = 1'-0"

SHEET TITLE:

**CONCEPTUAL SECTION -
RESIDENTIAL BLDG A**

SHEET NO:

A-301